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## UNITED STATES BANKRUPTCY COURT EASTERN DISTRICT OF TEXAS SHERMAN DIVISION

## WITNESS AND EXHIBIT LIST

Case No: <b>24-40605</b>	Name of Debtor:  Remarkable Healthcare of Carrolton LP, et al.					
WITNESSES:1						
1. John McPike	Judge:	Brenda T. Rhoades				
2. Lurie Beth McPike.	Courtroom Deputy:					
3. Josh Kilgore	Hearing Date:	April 25, 2024				
<ul><li>4. Andy Rye</li><li>5. Patient Care Ombudsman</li><li>6. Any witness designated by any other party</li></ul>	Hearing Time:	1:30 p.m. (CST)				
	Party's Name:	KRS Carrolton LLC et al.				
	Attorney's Name:	Jeff Carruth				
	Attorney's Phone:	713-341-1158				
	Attorney's email:	jcarruth@wkpz.con				
	Nature of Proceeding:	See list below.				
List regarding Nature of the Proceeding:						
Show cause hearing Docket No. 083						

<sup>1</sup> Debtor reserves the right to amend and/or supplement this designation prior to the hearing(s), and to seek relief from the Court as might be necessary.

## **EXHIBITS**

		KRS-xx Exhibits Remarkable Ch. 33 / 2024			
TAB##	EXH##	Description	Offer	Object	Admit
Complaint	1	4/3/24 Letter from CMS to Remarkable Health Care			
Complaint	2	KRS Assignment of Lease and Lease Agreement			
Complaint	3	Medical Literature re: Transfer Trauma/Relocation Stress Syndrome			
Complaint	4	Affidavit/Verification of KRS Principal			
Complaint	5	WFAA Transcript of Interview and Article re: Facility Closure			
Complaint	6	State Operations Manual Excerpt (Severity of Deficiencies)			
Complaint	7	CMS Example Notice Letters (other immediate jeopardy cases)			
Complaint	8	4/8/24 Letter from Liz Boydston to CMS			
Complaint	9	Temporary Restraining Order against CMS by Hon. Robert Junnell			
Complaint	10	Temporary license from HHSC to WWHD			
Complaint	11	Affidavits of Remarkable residents and family members			
Complaint	12	NoA Tharpe			
Complaint	13	20240405 Liz Boydston email			
Complaint	14	FW_Remarkable email			
Complaint	15	FW_Remarkable email			
Complaint	16	KRS v. CMS - Texas HHSC inquiry			
Attached	17	348-350696-24 Defs Suggestion of Bankruptcy			
Attached	18	Schedules recap - SubV test			
Attached	19	Promissory Note - Mustang NH LLC et al. (Griffin)			
Attached	20	Default Letter - note NH Mustang (Griffin)			
Attached	21	March 21 bank transfers to Seguin			
Docket	100	DIP 001 - draft of loan documents			
Docket	101	DIP 001 - PO payroll funding			
Docket	102	DIP 002 - draft loan documents			
Docket	103	DIP 002 - PO payroll funding			
		Any items on the docket in any of the RH cases.			
		Any item designated by any other party.			
		Rebuttal exhibits as necessary.			

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**EXHIBIT K017** 

### Cause No. 348-350696-24

ALLEON CAPITAL PARTNERS, LLC,	§	IN THE DISTRICT COURT
Plaintiff,	§ §	
v.	§	
REMARKABLE HEALTHCARE OF CARROLLTON, LP, REMARKABLE HEALTHCARE OF DALLAS, LP, REMARKABLE HEALTHCARE OF FORT WORTH, LP, REMARKABLE HEALTHCARE OF SEGUIN, LP, and REMARKABLE HEALTHCARE, LLC,	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	348 <sup>TH</sup> JUDICIAL DISTRICT
Defendants.	§ §	TARRANT COUNTY, TEXAS

## DEFENDANTS REMARKABLE HEALTHCARE OF CARROLLTON, LP, REMARKABLE HEALTHCARE OF SEGUIN, LP, REMARKABLE HEALTHCARE OF FORT WORTH, LP, AND REMARKABLE HEALTHCARE OF DALLAS, LP, AND REMARKABLE HEALTHCARE, LLC'S SUGGESTION OF BANKRUPTCY

Remarkable Healthcare of Carrollton, LP, Remarkable Healthcare of Seguin, LP, Remarkable Healthcare of Fort Worth, LP, Remarkable Healthcare of Dallas, LP, and Remarkable Healthcare, LLC ("Remarkable Healthcare") file their *Suggestion of Bankruptcy*, and in support would show the Court as follows:

- 1. On March 20, 2024, Remarkable Healthcare of Carrollton, LP, Debtor filed a petition for relief under Chapter 11 of the United States Bankruptcy Code (Title 11) in Case Number 24-40605 currently pending in the United States Bankruptcy Court for the Eastern District of Texas. *See* Exhibit 1.
- 2. On March 20, 2024, Remarkable Healthcare of Seguin, LP, Debtor filed a petition for relief under Chapter 11 of the United States Bankruptcy Code (Title 11) in Case Number 24-40612, currently pending in the United States Bankruptcy Court for the Eastern District of Texas. *See* Exhibit 2.

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3. On March 20, 2024, Remarkable Healthcare of Fort Worth, LP, Debtor filed a petition for

relief under Chapter 11 of the United States Bankruptcy Code (Title 11) in Case Number 24-40610

currently pending in the United States Bankruptcy Court for the Eastern District of Texas. See

Exhibit 3.

4. On March 20, 2024, Remarkable Healthcare of Dallas, LP, Debtor filed a petition for relief

under Chapter 11 of the United States Bankruptcy Code (Title 11) in Case Number 24-40608

currently pending in the United States Bankruptcy Court for the Eastern District of Texas. See

Exhibit 4.

5. On March 20, 2024, Remarkable Healthcare, LLC, Debtor filed a petition for relief under

Chapter 11 of the United States Bankruptcy Code (Title 11) in Case Number 24-40611 currently

pending in the United States Bankruptcy Court for the Eastern District of Texas. See Exhibit 5.

6. Defendants pray that Plaintiff and this Court take notice of this bankruptcy filing and of the

automatic stay of 11 U.S.C. § 362.

Respectfully submitted,

THE MESSINA LAW FIRM, P.C.

headore of Morning to

Theodore J. Messina, III

State Bar No. 24041475

imessina@messinalegal.com

David F. Freudiger

State Bar No. 07449300

david@messinalega.com

5910 N. Central Expy, Ste 1599

Dallas, TX 75206

Tel: 214-550-7444

Fax: 214-206-9593

ATTORNEYS FOR DEFENDANTS

## **CERTIFICATE OF SERVICE**

The undersigned counsel hereby certifies that a true and correct copy of the foregoing document has been served in accordance with Texas Rules of Civil Procedure 21 and 21a upon all counsel of record on this Thursday, April 18, 2024.

### via eFile:

Buffy E. Klein buffey.klein@huschblackwell.com JLynn Hamilton Butler lynn.butler@huschblackwell.com Amber Fly amber.fly@huschblackwell.com Husch Blackwell LLP 1900 N Pearl St, Ste 1800 Dallas, TX 75201

Tel: 214-999-6100 Fax: 214-999-6170

ATTORNEYS FOR PLAINTIFF ALLEON CAPITAL PARTNERS, LLC

Theodore J. Messina, III

# EXHIBIT 1

o identify the case:					
United States Bankruptcy Court for the:					
District of Texas					
(State)	Chapter11				
	Court for the:				

## Official Form 201

## **Voluntary Petition for Non-Individuals Filing for Bankruptcy**

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1.	Debtor's name	Remarkable Healthcare of Carrollton, LP					
2.	All other names debtor used in the last 8 years						
	Include any assumed names,						
	trade names, and doing business as names						
3.	Debtor's federal Employer Identification Number (EIN)	46 <u>2265960</u>					
4.	Debtor's address	Principal place of business	Mailing address, if different from principal place of business				
		4501 Plano Parkway					
		Number Street	Number Street				
			P.O. Box				
		Carrolton TX 75010					
		City State ZIP Code	City State ZIP Code				
		Denton	Location of principal assets, if different from principal place of business				
		County	Number Street				
			Number Street				
			City State ZIP Code				
5.	Debtor's website (URL)	https://www.remarkablehealthcare.net					

Deb	tor Remarkable Healthcare of Carrolto Name	ın, LP Case number (if known)
6.	Type of debtor	□ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) □ Partnership (excluding LLP) □ Other. Specify:
7.	Describe debtor's business	A. Check one:  ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A)) ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B)) ☐ Railroad (as defined in 11 U.S.C. § 101(44)) ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A)) ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6)) ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3)) ☐ None of the above
		<ul> <li>B. Check all that apply:</li> <li>☐ Tax-exempt entity (as described in 26 U.S.C. § 501)</li> <li>☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)</li> <li>☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))</li> </ul>
		C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <a href="http://www.uscourts.gov/four-digit-national-association-naics-codes">http://www.uscourts.gov/four-digit-national-association-naics-codes</a> .  ———————————————————————————————————
8.	Under which chapter of the Bankruptcy Code is the debtor filing?	Check one:  ☐ Chapter 7 ☐ Chapter 9
	A debtor who is a "small business debtor" must check the first subbox. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.	<ul> <li>□ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).</li> <li>□ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).</li> <li>□ A plan is being filed with this petition.</li> <li>□ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).</li> <li>□ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.</li> </ul>
		☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2. ☐ Chapter 12

Debto	or Remarkable Healtho	care of Carrol	ion, LP	1	Case number (if know	n)	
9.	Were prior bankruptcy cases filed by or against the debtor within the last 8 years?  If more than 2 cases, attach a separate list.	□ No □ Yes. District District	TXEB TXEB		11/02/23 MM/ DD/YYYY 02/12/2018 MM/ DD/YYYY	-	23-42098 18-40295
10.	Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?  List all cases. If more than 1, attach a separate list.						
11.	Why is the case filed in <i>this</i> district?	immediately p district.	ad its domicile, proceeding the dat	e of this petition	or for a longer pa	art of such 180	this district for 180 days O days than in any other ip is pending in this district.
12.	Does the debtor own or have possession of any real property or personal property that needs immediate attention?	Why do  It po  Wha  It ne  It inc atter	es the property ses or is alleged t is the hazard? eds to be physicalludes perishable tion (for example tes or other option	need immediat to pose a threat ally secured or p goods or assets e, livestock, seas is).	e attention? (Ch of imminent and rotected from the	eck all that applidentifiable have weather.  Ity deteriorate to dairy, product, dairy, product.	or lose value without uce, or securities-related
		ls the p	s the property?  roperty insured*  Insurance agency  Contact name  Phone	City	Street		State ZIP Code
	Statistical and adminis		1•				

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Debtor Remarkable Hea	Ithcare of Carrolton, LP	Case number (if kno	own)					
13. Debtor's estimation of available funds		<ul> <li>Check one:</li> <li>✓ Funds will be available for distribution to unsecured creditors.</li> <li>✓ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.</li> </ul>						
14. Estimated number of creditors	☐ 1-49 ☐ 50-99 ☑ 100-199 ☐ 200-999	☐ 1,000-5,000 ☐ 5,001-10,000 ☐ 10,001-25,000	☐ 25,001-50,000 ☐ 50,001-100,000 ☐ More than 100,000					
15. Estimated assets	\$0-\$50,000 \$50,001-\$100,000 \$100,001-\$500,000 \$500,001-\$1 million	\$1,000,001-\$10 million \$10,000,001-\$50 million \$50,000,001-\$100 million \$100,000,001-\$500 million	□ \$500,000,001-\$1 billion □ \$1,000,000,001-\$10 billion □ \$10,000,000,001-\$50 billion □ More than \$50 billion					
16. Estimated liabilities	\$0-\$50,000 \$50,001-\$100,000 \$100,001-\$500,000 \$500,001-\$1 million	\$1,000,001-\$10 million \$10,000,001-\$50 million \$50,000,001-\$100 million \$100,000,001-\$500 million	□ \$500,000,001-\$1 billion □ \$1,000,000,001-\$10 billion □ \$10,000,000,001-\$50 billion □ More than \$50 billion					
WARNING Bankruptcy fraud is a		tatement in connection with a bankrupt						
17. Declaration and signature of authorized representative of debtor	of The debtor requests releption.	18 U.S.C. §§ 152, 1341, 1519, and 38 lief in accordance with the chapter of ti to file this petition on behalf of the deb	tle 11, United States Code, specified in this					
	I have examined the information correct.	formation in this petition and have a rea	asonable belief that the information is true and					
	I declare under penalty of p  Executed on $\frac{03/20}{MM / DD}$		rrect.					
	4.0	Seth McPike Lau	rie Beth McPike					

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Debtor	Remarkable Heal	thcare of Carrolton, LP	Case number (if known)			
18. Sign	ature of attorney	<pre>/s/Liz Boydston</pre>	Date	03	/20/2024	
		Signature of attorney for debtor		MM	/ DD / YYYY	
		Liz Boydston				
		Printed name				
		Gutnicki LLP				
		Firm name				
		10440 N. Central Express	way, Suite 800			
		Number Street				
		Dallas	T	<	75231	
		City	Stat		ZIP Code	
		469-895-4413	lb	oydst	on@gutnicki.com	
		Contact phone	Ema	ail addre	ess	
		24053684	T>	<		
		Bar number	Stat	te	<del></del>	

## **SCHEDULE 1**

On the date hereof, each of the affiliated entities listed below, including the debtor in this chapter 11 (subchapter V) case (collectively, the "Debtors"), filed a petition in the United States Bankruptcy Court for the Eastern District of Texas for relief under chapter 11-subchapter V of the Bankruptcy Code. Contemporaneously with the filing of their petitions, the Debtors filed a motion requesting that the subchapter V of chapter 11 cases of the entities listed below be consolidated for procedural purposes only and jointly administered pursuant to Rule 1015(b) of the Federal Rules of Bankruptcy Procedure.

Entity Name	EIN
Remarkable Healthcare of Carrollton, LP	46-2265960
Remarkable Healthcare of Dallas, LP	90-0833418
Remarkable Healthcare of Fort Worth	27-4371692
Remarkable Healthcare of Seguin, LP	27-3014566
Remarkable Healthcare, LLC	27-1665142

# EXHIBIT 2

Fill in this information t	o identify the case:			
United States Bankruptcy Court for the:				
Eastern	District of Texas			
Case number (If known):	(State)	Chapter <u>11</u>		
Case Humber (If known):		Chapter		

## Official Form 201

## Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1.	Debtor's name	Remark	kable Healtho	care of	Seguin, LP				
2.	All other names debtor used								
	in the last 8 years						· · · · · · · · · · · · · · · · · · ·		
	Include any assumed names, trade names, and doing business								
	as names								
3.	Debtor's federal Employer Identification Number (EIN)		3014566		_				
4.	Debtor's address	ebtor's address Principal place of business			Mailing a of busine		erent from p	rincipal place	
		1339	Eastwood	Drive					
		Number	Street			Number	Street		
						P.O. Box			
		Seguin		TX	78155				
		City		State	ZIP Code	City		State	ZIP Code
		Guada	llune			Location principal	of principal a place of busi	ssets, if diffenders	erent from
		County	Паро						
						Number	Street		
						City		State	ZIP Code
5	Debtor's website (URL)	https://v	www.remarka	ablehea	Ithcare.net				
J.	Desidi a Wesaite (UIL)								

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Deb	tor Remarkable Healthcare of Seguin, Name	LP Case number (if known)
6.	Type of debtor	□ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) □ Partnership (excluding LLP) □ Other. Specify:
7.	Describe debtor's business	A. Check one:  ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A)) ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B)) ☐ Railroad (as defined in 11 U.S.C. § 101(44)) ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A)) ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6)) ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3)) ☐ None of the above
		<ul> <li>B. Check all that apply:</li> <li>☐ Tax-exempt entity (as described in 26 U.S.C. § 501)</li> <li>☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)</li> <li>☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))</li> </ul>
		C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <a href="http://www.uscourts.gov/four-digit-national-association-naics-codes">http://www.uscourts.gov/four-digit-national-association-naics-codes</a> .  6 2 3 1
8.	Under which chapter of the Bankruptcy Code is the debtor filing?	Check one:  Chapter 7 Chapter 9
	A debtor who is a "small business debtor" must check the first subbox. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.	<ul> <li>☑ Chapter 11. Check all that apply:</li> <li>☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).</li> <li>☑ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).</li> <li>☐ A plan is being filed with this petition.</li> <li>☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).</li> <li>☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the</li> </ul>
		Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.  The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule
		12b-2. ☐ Chapter 12

# Casse 2244-440660152 District 815 | Filter bio 10034/2204/2244 | HEIntternee bio 10034/2204/2244 | 1059-0051:5154 | Disesson What im District Pilogge 1.6 of 63

filed b within	prior bankruptcy cases by or against the debtor	□ No					
	the last 8 years?	Yes. Dis			11/02/23 MM / DD / YYYY		23-42101
	e than 2 cases, attach a te list.	Dis	strict TXEB	When	02/12/2018 MM / DD / YYYY	Case number	18-40298
pendi busin	ny bankruptcy cases ng or being filed by a ess partner or an te of the debtor?	No De Dis	Yes. Debtor See attached Schedule 1			Relationship When	03/20/24
	cases. If more than 1, a separate list.	Са	se number, if known				MM / DD /YYYY
1. Why is	s the case filed in <i>this</i> ct?	immediat district.	as had its domicile, tely preceding the d	late of this petition	n or for a longer pa	art of such 180	this district for 180 days 0 days than in any other ip is pending in this district.
posse prope	the debtor own or have ession of any real rty or personal property eeds immediate ion?	Why	y does the propert It poses or is allege What is the hazard' It needs to be phys It includes perishab	ety need immediated to pose a threat?  ically secured or oble goods or asseple, livestock, seatons).	te attention? (Ch t of imminent and protected from the ts that could quick isonal goods, mea	eck all that applidentifiable has weather.  Ity deteriorate tt, dairy, produ	azard to public health or safe or lose value without uce, or securities-related
		Who	ere is the property	Number City	Street		State ZIP Code
			ne property insure No Yes. Insurance agend				
			Contact name				
			Phone				

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Name	hcare of Seguin, LP	Case number (if know	n)
13. Debtor's estimation of available funds		for distribution to unsecured creditors. expenses are paid, no funds will be ava	ailable for distribution to unsecured creditors.
14. Estimated number of creditors	☐ 1-49 ☐ 50-99 ☐ 100-199 ☐ 200-999	☐ 1,000-5,000 ☐ 5,001-10,000 ☐ 10,001-25,000	☐ 25,001-50,000 ☐ 50,001-100,000 ☐ More than 100,000
15. Estimated assets	\$0-\$50,000 \$50,001-\$100,000 \$100,001-\$500,000 \$500,001-\$1 million	\$1,000,001-\$10 million \$10,000,001-\$50 million \$50,000,001-\$100 million \$100,000,001-\$500 million	□ \$500,000,001-\$1 billion □ \$1,000,000,001-\$10 billion □ \$10,000,000,001-\$50 billion □ More than \$50 billion
16. Estimated liabilities	□ \$0-\$50,000 □ \$50,001-\$100,000 □ \$100,001-\$500,000 □ \$500,001-\$1 million	\$1,000,001-\$10 million \$10,000,001-\$50 million \$50,000,001-\$100 million \$100,000,001-\$500 million	□ \$500,000,001-\$1 billion □ \$1,000,000,001-\$10 billion □ \$10,000,000,001-\$50 billion □ More than \$50 billion
Request for Relief, De	eclaration, and Signatures	3	
WARNING Bankruptcy fraud is a s	erious crime. Making a false st	tatement in connection with a bankruptc 18 U.S.C. §§ 152, 1341, 1519, and 357	
WARNING Bankruptcy fraud is a s	erious crime. Making a false st nent for up to 20 years, or both. The debtor requests rel	tatement in connection with a bankruptc 18 U.S.C. §§ 152, 1341, 1519, and 357	
WARNING Bankruptcy fraud is a s \$500,000 or imprisonm 17. Declaration and signature of authorized representative of	perious crime. Making a false st nent for up to 20 years, or both. The debtor requests rel petition.	tatement in connection with a bankruptc 18 U.S.C. §§ 152, 1341, 1519, and 357	71. e 11, United States Code, specified in this
WARNING Bankruptcy fraud is a s \$500,000 or imprisonm 17. Declaration and signature of authorized representative of	erious crime. Making a false steent for up to 20 years, or both.  The debtor requests relipetition. I have been authorized	tatement in connection with a bankrupto 18 U.S.C. §§ 152, 1341, 1519, and 357 lief in accordance with the chapter of title to file this petition on behalf of the debte	71. e 11, United States Code, specified in this
WARNING Bankruptcy fraud is a s \$500,000 or imprisonm 17. Declaration and signature of authorized representative of	rerious crime. Making a false state for up to 20 years, or both.  The debtor requests relipetition.  I have been authorized  I have examined the infacorrect.	tatement in connection with a bankrupto 18 U.S.C. §§ 152, 1341, 1519, and 357 lief in accordance with the chapter of title to file this petition on behalf of the debte	71. e 11, United States Code, specified in this or. sonable belief that the information is true and
WARNING Bankruptcy fraud is a s \$500,000 or imprisonm 17. Declaration and signature of authorized representative of	rerious crime. Making a false state for up to 20 years, or both.  The debtor requests relipetition.  I have been authorized  I have examined the infacorrect.	tatement in connection with a bankruptod 18 U.S.C. §§ 152, 1341, 1519, and 357 lief in accordance with the chapter of title to file this petition on behalf of the debte formation in this petition and have a reast perjury that the foregoing is true and corrupted.	71. e 11, United States Code, specified in this or. sonable belief that the information is true and
WARNING Bankruptcy fraud is a s \$500,000 or imprisonm 17. Declaration and signature of authorized representative of	rerious crime. Making a false statement for up to 20 years, or both.  The debtor requests relipetition.  I have been authorized  I have examined the infactorrect.  I declare under penalty of p	tatement in connection with a bankrupto 18 U.S.C. §§ 152, 1341, 1519, and 357 lief in accordance with the chapter of title to file this petition on behalf of the debte formation in this petition and have a reast erjury that the foregoing is true and corrocated the foregoing the foregoing is true and corrocated the foregoing the foregoing is true and corrocated the foregoing the forego	71. e 11, United States Code, specified in this or. sonable belief that the information is true and
WARNING Bankruptcy fraud is a s \$500,000 or imprisonm 17. Declaration and signature of authorized representative of	The debtor requests religion.  I have been authorized  I have examined the inficorrect.  I declare under penalty of p  Executed on   O3/20/20	tatement in connection with a bankrupto 18 U.S.C. §§ 152, 1341, 1519, and 357 lief in accordance with the chapter of title to file this petition on behalf of the debte formation in this petition and have a reas perjury that the foregoing is true and corr 024 YYYYY McPike Lauri	e 11, United States Code, specified in this or.  sonable belief that the information is true and rect.  e Beth McPike

Debtor	Remarkable Healt	hcare of Seguin, LP	Case number (if known)		
18. Sigı	nature of attorney	<pre>/s/Liz Boydston</pre>	Date 03/20/2024		
		Signature of attorney for debtor	MM / DD / YYYY		
		Liz Boydston			
		Printed name			
		Gutnicki LLP			
		Firm name			
		10440 N. Central Express	sway, Suite 800		
		Number Street	•		
		Dallas	TX 75231		
		City	State ZIP Code		
		469-895-4413	lboydston@gutnicki.com		
		Contact phone	Email address		
		24053684	TX		
		Bar number	State		

## **SCHEDULE 1**

On the date hereof, each of the affiliated entities listed below, including the debtor in this chapter 11 (subchapter V) case (collectively, the "Debtors"), filed a petition in the United States Bankruptcy Court for the Eastern District of Texas for relief under chapter 11-subchapter V of the Bankruptcy Code. Contemporaneously with the filing of their petitions, the Debtors filed a motion requesting that the subchapter V of chapter 11 cases of the entities listed below be consolidated for procedural purposes only and jointly administered pursuant to Rule 1015(b) of the Federal Rules of Bankruptcy Procedure.

Entity Name	EIN
Remarkable Healthcare of Carrollton, LP	46-2265960
Remarkable Healthcare of Dallas, LP	90-0833418
Remarkable Healthcare of Fort Worth	27-4371692
Remarkable Healthcare of Seguin, LP	27-3014566
Remarkable Healthcare, LLC	27-1665142

# EXHIBIT 3

## Casse 2244 440060050 Door 815 FFiled 0034 2204 2244 Einterread 0034 2204 2244 1049 4011 0164 Doessor Wasiin Door on the Pringer 2.1 of 6.3

Fill in this information to identify the case:			
United States Bankruptcy	y Court for the:		
Eastern	District of Texas		
Case number (If known):	(State)	Chapter <u>11</u>	

## Official Form 201

## **Voluntary Petition for Non-Individuals Filing for Bankruptcy**

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1.	Debtor's name	Remarkable Healthcare of Fort Worth, L	_P
2.	All other names debtor used in the last 8 years		
	Include any assumed names,		
	trade names, and doing business as names		
3.	Debtor's federal Employer Identification Number (EIN)	27 <u>4371692</u>	
4.	Debtor's address	Principal place of business	Mailing address, if different from principal place of business
		6649 N. Riverside Drive	
		Number Street	Number Street
			P.O. Box
		Fort Worth TX 76137	
		City State ZIP Code	City State ZIP Code
		Tarrant	Location of principal assets, if different from principal place of business
		County	Number Street
			City State ZIP Code
5.	Debtor's website (URL)	https://www.remarkablehealthcare.net	

Debt		Case number (if known)			
	Name				
6.	Type of debtor	<ul> <li>□ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))</li> <li>□ Partnership (excluding LLP)</li> <li>□ Other. Specify:</li> </ul>			
7.	Describe debtor's business	A. Check one:			
		Health Care Business (as defined in 11 U.S.C. § 101(27A))			
		Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))			
		Railroad (as defined in 11 U.S.C. § 101(44))			
		Stockbroker (as defined in 11 U.S.C. § 101(53A))			
		Commodity Broker (as defined in 11 U.S.C. § 101(6))			
		Clearing Bank (as defined in 11 U.S.C. § 781(3))			
		☐ None of the above			
		B. Check all that apply:			
		☐ Tax-exempt entity (as described in 26 U.S.C. § 501)			
		☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)			
		☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))			
		NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <a href="http://www.uscourts.gov/four-digit-national-association-naics-codes">http://www.uscourts.gov/four-digit-national-association-naics-codes</a> .      6 2 3 1			
8.	Under which chapter of the	Check one:			
	Bankruptcy Code is the	☐ Chapter 7			
	debtor filing?	Chapter 9			
		☐ Chapter 11. Check all that apply:			
	A debtor who is a "small business debtor" must check the first subbox. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must	The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).			
	check the second sub-box.	The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).			
		☐ A plan is being filed with this petition.			
		□ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).			
		☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.			
		The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.			
		☐ Chapter 12			

# Casse 2244-440660150 District 815 FFilter (10034/2204/2244 EEntternee) 10034/2204/2244 1049-4011-0164 District Notation District Plagge 23 of 63

Debto	Remarkable Healtho	care of Fort V	Vorth, LP		Case number (if known	n)	
9.	Were prior bankruptcy cases filed by or against the debtor within the last 8 years?  If more than 2 cases, attach a separate list.	No District	TXEB TXEB		11/02/23 MM / DD / YYYY 02/12/2018 MM / DD / YYYY		23-42100 18-40297
10.	Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?  List all cases. If more than 1, attach a separate list.	No Debtor District Case n	TYER			Relationship When	03/20/24 MM / DD /YYYY
11.	Why is the case filed in <i>this</i> district?	immediately district.	nad its domicile, pr preceding the date	e of this petition	or for a longer pa	art of such 180	this district for 180 days days than in any other p is pending in this district.
12.	Does the debtor own or have possession of any real property or personal property that needs immediate attention?	No Yes. Answer  Why do It po Wh It no Oth Where	below for each property opes the property opes or is alleged that is the hazard?eeds to be physical cludes perishable ention (for example ets or other option eris the property?_	operty that need need immediat to pose a threat ally secured or p goods or assets to livestock, seas s).  Number	ds immediate atte e attention? (Cho of imminent and rotected from the s that could quickle conal goods, mea	ention. Attach ack all that apply identifiable had weather.  ly deteriorate at, dairy, produ	additional sheets if needed.  y.)  zard to public health or safety.  or lose value without ce, or securities-related  State ZIP Code
	Statistical and adminis	4va4bra lufa	41				

ebtor Remarkable Healtr	icare of Fort Worth, LF	Case number (if kno	own)
13. Debtor's estimation of available funds		or distribution to unsecured creditors. expenses are paid, no funds will be a	vailable for distribution to unsecured creditors.
14. Estimated number of creditors	☐ 1-49 ☐ 50-99 ☐ 100-199 ☐ 200-999	☐ 1,000-5,000 ☐ 5,001-10,000 ☐ 10,001-25,000	☐ 25,001-50,000 ☐ 50,001-100,000 ☐ More than 100,000
15. Estimated assets	□ \$0-\$50,000 □ \$50,001-\$100,000 □ \$100,001-\$500,000 □ \$500,001-\$1 million	\$1,000,001-\$10 million     \$10,000,001-\$50 million     \$50,000,001-\$100 million     \$100,000,001-\$500 million	□ \$500,000,001-\$1 billion □ \$1,000,000,001-\$10 billion □ \$10,000,000,001-\$50 billion □ More than \$50 billion
16. Estimated liabilities	□ \$0-\$50,000 □ \$50,001-\$100,000 □ \$100,001-\$500,000 □ \$500,001-\$1 million	\$1,000,001-\$10 million     \$10,000,001-\$50 million     \$50,000,001-\$100 million     \$100,000,001-\$500 million	□ \$500,000,001-\$1 billion □ \$1,000,000,001-\$10 billion □ \$10,000,000,001-\$50 billion □ More than \$50 billion
WARNING Bankruptcy fraud is a se			
17. Declaration and signature of authorized representative of debtor	The debtor requests relipetition.	ief in accordance with the chapter of ti	tle 11, United States Code, specified in this
		to file this petition on behalf of the deborrors	otor. asonable belief that the information is true and
	I declare under penalty of positive tension I declare under penalt		rrect.
	/s/Laurie B Signature of authorized repr Title CEO		rie Beth McPike

Debtor	Remarkable Heal	Case number (if known)			
18. Sign	ature of attorney	<pre>/s/Liz Boydston</pre>	Date	03	/20/2024
		Signature of attorney for debtor		MM	/DD /YYYY
		Liz Boydston			
		Printed name			
		Gutnicki LLP			
		Firm name	<del></del>		
		10440 N. Central Express	sway, Suite 800		
		Number Street			
		Dallas	T	(	75231
		City	Stat	te	ZIP Code
		469-895-4413	lb	oydst	on@gutnicki.com
		Contact phone	Ema	ail addre	ess
		24053684	T>	<	
		Bar number	Stat	te	

## **SCHEDULE 1**

On the date hereof, each of the affiliated entities listed below, including the debtor in this chapter 11 (subchapter V) case (collectively, the "Debtors"), filed a petition in the United States Bankruptcy Court for the Eastern District of Texas for relief under chapter 11-subchapter V of the Bankruptcy Code. Contemporaneously with the filing of their petitions, the Debtors filed a motion requesting that the subchapter V of chapter 11 cases of the entities listed below be consolidated for procedural purposes only and jointly administered pursuant to Rule 1015(b) of the Federal Rules of Bankruptcy Procedure.

Entity Name	EIN	
Remarkable Healthcare of Carrollton, LP	46-2265960	
Remarkable Healthcare of Dallas, LP	90-0833418	
Remarkable Healthcare of Fort Worth	27-4371692	
Remarkable Healthcare of Seguin, LP	27-3014566	
Remarkable Healthcare, LLC	27-1665142	

# EXHIBIT 4

Fill in this information to identify the case:		
United States Bankruptc	y Court for the:	
Eastern	District of Texas	
Case number (If known):	(State)	Chapter <u>11</u>

## Official Form 201

## Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1.	Debtor's name	Remarkable Healthcare of Dallas, LP							
2.	All other names debtor used in the last 8 years								
	Include any assumed names,								
	trade names, and <i>doing business</i> as names								
3.	Debtor's federal Employer Identification Number (EIN)	90	0833418						
4.	Debtor's address	ess Principal place of business			Mailing add of business		ent from p	rincipal place	
	3350 Bonnie View Road			ad					
		Number	Street			Number	Street		
						P.O. Box			<del></del>
		Dallas		TX	75216				
		City		State	ZIP Code	City		State	ZIP Code
		Dallas				Location of principal pla	principal ass ace of busine	sets, if diffe ess	erent from
		County				Number	Street		
						City		State	ZIP Code
5.	Debtor's website (URL)	https://v	www.remai	rkablehea	althcare.net				

Deb	tor Remarkable Healthcare of Dallas, I	_P Case number (if known)
6.	Type of debtor	□ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) □ Partnership (excluding LLP) □ Other. Specify:
7.	Describe debtor's business	A. Check one:  ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A)) ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B)) ☐ Railroad (as defined in 11 U.S.C. § 101(44)) ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A)) ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6)) ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3)) ☐ None of the above
		<ul> <li>B. Check all that apply:</li> <li>☐ Tax-exempt entity (as described in 26 U.S.C. § 501)</li> <li>☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)</li> <li>☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))</li> </ul>
		C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <a href="http://www.uscourts.gov/four-digit-national-association-naics-codes">http://www.uscourts.gov/four-digit-national-association-naics-codes</a> .  6 2 3 1
8.	Under which chapter of the Bankruptcy Code is the debtor filing?	Check one:  Chapter 7 Chapter 9
	A debtor who is a "small business debtor" must check the first subbox. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.	<ul> <li>☑ Chapter 11. Check all that apply:</li> <li>☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).</li> <li>☑ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).</li> <li>☐ A plan is being filed with this petition.</li> <li>☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).</li> <li>☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities</li> </ul>
		<ul> <li>Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.</li> <li>The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.</li> </ul>
		☐ Chapter 12

Debt	or Remarkable Healtho	care of Dallas	, LP		Case number (if know	7)	
9.	Were prior bankruptcy cases filed by or against the debtor within the last 8 years?  If more than 2 cases, attach a separate list.	□ No □ Yes. District District	TXEB TXEB	When	MM / DD / YYYY	•	23-42099 18-40296
10	Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?  List all cases. If more than 1, attach a separate list.	No Yes. Debtor District Case no	See attached STXEB			Relationship	03/20/24 MM / DD /YYYY
11.	Why is the case filed in <i>this</i> district?	immediately p district.	ad its domicile, pri preceding the date	of this petition	or for a longer pa	ort of such 180	this district for 180 days days than in any other ip is pending in this district.
12.	Does the debtor own or have possession of any real property or personal property that needs immediate attention?	Why do  It po  Wha  It ne  It inc atter	es the property r ses or is alleged t it is the hazard?_ eds to be physica	need immediat o pose a threat lly secured or p goods or assets , livestock, seas s).	e attention? (Choof imminent and protected from the sthat could quickly sonal goods, means	eck all that applidentifiable have weather.  y deteriorate t, dairy, produ	nzard to public health or safety.  or lose value without lice, or securities-related
		ls the p	-	City	Street		State ZIP Code
	Statistical and adminis	tuotiso informa-	tion.				

Name	hcare of Dallas, LP	Case number (if know	n)
13. Debtor's estimation of available funds		for distribution to unsecured creditors. expenses are paid, no funds will be ava	ailable for distribution to unsecured creditors.
14. Estimated number of creditors	☐ 1-49 ☐ 50-99 ☑ 100-199 ☐ 200-999	☐ 1,000-5,000 ☐ 5,001-10,000 ☐ 10,001-25,000	☐ 25,001-50,000 ☐ 50,001-100,000 ☐ More than 100,000
15. Estimated assets	\$0-\$50,000 \$50,001-\$100,000 \$100,001-\$500,000 \$500,001-\$1 million	\$1,000,001-\$10 million \$10,000,001-\$50 million \$50,000,001-\$100 million \$100,000,001-\$500 million	□ \$500,000,001-\$1 billion □ \$1,000,000,001-\$10 billion □ \$10,000,000,001-\$50 billion □ More than \$50 billion
16. Estimated liabilities	□ \$0-\$50,000 □ \$50,001-\$100,000 □ \$100,001-\$500,000 □ \$500,001-\$1 million	\$1,000,001-\$10 million \$10,000,001-\$50 million \$50,000,001-\$100 million \$100,000,001-\$500 million	□ \$500,000,001-\$1 billion □ \$1,000,000,001-\$10 billion □ \$10,000,000,001-\$50 billion □ More than \$50 billion
Request for Relief, De	eclaration, and Signatures	3	
WARNING Bankruptcy fraud is a s	serious crime. Making a false st	tatement in connection with a bankrupto 18 U.S.C. §§ 152, 1341, 1519, and 35	
WARNING Bankruptcy fraud is a s	serious crime. Making a false st nent for up to 20 years, or both. The debtor requests rel	tatement in connection with a bankrupto 18 U.S.C. §§ 152, 1341, 1519, and 35	
WARNING Bankruptcy fraud is a s \$500,000 or imprisonm 17. Declaration and signature of authorized representative of	serious crime. Making a false st nent for up to 20 years, or both. The debtor requests rel petition.	tatement in connection with a bankrupto 18 U.S.C. §§ 152, 1341, 1519, and 35	71. e 11, United States Code, specified in this
WARNING Bankruptcy fraud is a s \$500,000 or imprisonm 17. Declaration and signature of authorized representative of	serious crime. Making a false st nent for up to 20 years, or both.  The debtor requests rel petition. I have been authorized	tatement in connection with a bankrupton 18 U.S.C. §§ 152, 1341, 1519, and 35 ief in accordance with the chapter of title to file this petition on behalf of the debt	71. e 11, United States Code, specified in this or.
WARNING Bankruptcy fraud is a s \$500,000 or imprisonm 17. Declaration and signature of authorized representative of	serious crime. Making a false state the for up to 20 years, or both.  The debtor requests relipetition.  I have been authorized  I have examined the information correct.	tatement in connection with a bankrupton 18 U.S.C. §§ 152, 1341, 1519, and 35 ief in accordance with the chapter of title to file this petition on behalf of the debt	71. e 11, United States Code, specified in this or. sonable belief that the information is true and
WARNING Bankruptcy fraud is a s \$500,000 or imprisonm 17. Declaration and signature of authorized representative of	serious crime. Making a false state the for up to 20 years, or both.  The debtor requests relipetition.  I have been authorized  I have examined the information correct.	tatement in connection with a bankrupto 18 U.S.C. §§ 152, 1341, 1519, and 35 ief in accordance with the chapter of title to file this petition on behalf of the debt formation in this petition and have a reaserjury that the foregoing is true and confidence.	71. e 11, United States Code, specified in this or. sonable belief that the information is true and
WARNING Bankruptcy fraud is a s \$500,000 or imprisonm 17. Declaration and signature of authorized representative of	serious crime. Making a false statement for up to 20 years, or both.  The debtor requests relipetition.  I have been authorized  I have examined the infactorrect.  I declare under penalty of p	tatement in connection with a bankrupto 18 U.S.C. §§ 152, 1341, 1519, and 35 ief in accordance with the chapter of title to file this petition on behalf of the debt formation in this petition and have a reaserjury that the foregoing is true and context 12024	71. e 11, United States Code, specified in this or. sonable belief that the information is true and
WARNING Bankruptcy fraud is a s \$500,000 or imprisonm 17. Declaration and signature of authorized representative of	terious crime. Making a false state the for up to 20 years, or both.  The debtor requests relipetition.  I have been authorized  I have examined the infactor correct.  I declare under penalty of percent in the infactor of penalty o	tatement in connection with a bankrupto 18 U.S.C. §§ 152, 1341, 1519, and 35 ief in accordance with the chapter of title to file this petition on behalf of the debt formation in this petition and have a reaserjury that the foregoing is true and convergence of the foregoing is true a	re 11, United States Code, specified in this or.  sonable belief that the information is true and rect.

Debtor	Remarkable Heal	thcare of Dallas, LP	Case number (if known)			
18. Sigr	nature of attorney	/s/Liz Boydston	Date 03/20/2024			
		Signature of attorney for debtor	MM / DD / YYYY			
		Liz Boydston				
		Printed name				
		Gutnicki LLP				
		Firm name				
	10440 N. Central Ex		sway, Suite 800			
		Number Street				
		Dallas	TX 75231			
		City	State ZIP Code			
		469-895-4413	lboydston@gutnicki.com			
		Contact phone	Email address			
		24053684	TX			
		Bar number	State			

## **SCHEDULE 1**

On the date hereof, each of the affiliated entities listed below, including the debtor in this chapter 11 (subchapter V) case (collectively, the "Debtors"), filed a petition in the United States Bankruptcy Court for the Eastern District of Texas for relief under chapter 11-subchapter V of the Bankruptcy Code. Contemporaneously with the filing of their petitions, the Debtors filed a motion requesting that the subchapter V of chapter 11 cases of the entities listed below be consolidated for procedural purposes only and jointly administered pursuant to Rule 1015(b) of the Federal Rules of Bankruptcy Procedure.

Entity Name	EIN
Remarkable Healthcare of Carrollton, LP	46-2265960
Remarkable Healthcare of Dallas, LP	90-0833418
Remarkable Healthcare of Fort Worth	27-4371692
Remarkable Healthcare of Seguin, LP	27-3014566
Remarkable Healthcare, LLC	27-1665142

# EXHIBIT 5

## Cassae 2244-440060051. DDooc 815 FFillenth 0034/2204/2244 EEntterrenth 0034/2204/2244 1049-5061-5164 DDeessoc NW Haim DDooc or meent PRI genes 55 of 63

Fill in this information to identify the case:		
y Court for the:		
_ District of Texas		
(State)	Chapter 11	
	y Court for the:	

## Official Form 201

## **Voluntary Petition for Non-Individuals Filing for Bankruptcy**

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1.	Debtor's name	Remarkable Heal	thcare, LL	_C			
2.	All other names debtor used in the last 8 years						
	-						
	Include any assumed names, trade names, and <i>doing business</i> as names						
3.	Debtor's federal Employer Identification Number (EIN)	27 1665142 — – – — —		_			
4.	Debtor's address	Principal place of busi	ness		Mailing address, if of business	different from բ	orincipal place
		904 Emeral	d Bouleva	ard			
		Number Street	<u></u>		Number Street		
					P.O. Box		
		Southlake	TX	76092	1 .O. BOX		
		City	State	ZIP Code	City	State	ZIP Code
		Tarrant			Location of princip principal place of b		erent from
		County					
		•			Number Street		
					<del></del>		
					City	State	ZIP Code
5.	Debtor's website (URL)	https://www.rema	arkablehea	althcare.net			

Deb	tor Remarkable Healthcare, LLC Name	Case number (if known)
6.	Type of debtor	☐ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) ☐ Partnership (excluding LLP) ☐ Other. Specify:
7.	Describe debtor's business	A. Check one:  Health Care Business (as defined in 11 U.S.C. § 101(27A))  Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  Railroad (as defined in 11 U.S.C. § 101(44))  Stockbroker (as defined in 11 U.S.C. § 101(53A))  Commodity Broker (as defined in 11 U.S.C. § 101(6))  Clearing Bank (as defined in 11 U.S.C. § 781(3))  None of the above
		<ul> <li>B. Check all that apply:</li> <li>☐ Tax-exempt entity (as described in 26 U.S.C. § 501)</li> <li>☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)</li> <li>☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))</li> </ul>
		NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <a href="http://www.uscourts.gov/four-digit-national-association-naics-codes">http://www.uscourts.gov/four-digit-national-association-naics-codes</a> .      6 2 3 1
8.	Under which chapter of the Bankruptcy Code is the debtor filing?	Check one:  Chapter 7 Chapter 9
	A debtor who is a "small business debtor" must check the first subbox. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.	<ul> <li>☑ Chapter 11. Check all that apply:</li> <li>☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).</li> <li>☑ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).</li> <li>☐ A plan is being filed with this petition.</li> <li>☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).</li> <li>☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing</li> </ul>
		for Bankruptcy under Chapter 11 (Official Form 201A) with this form.  The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.  Chapter 12
		— Onepto 12

# Casse 2244-440660151. Dittor: 815 | FFFilterth 10034/2204/2244 | EEntterreeth 10034/2204/2244 1049-5161: 5164 | Dittersect NV Haim | DiDocument | PRage 83 of 63

orior bankruptcy cases						
y or against the debtor the last 8 years? than 2 cases, attach a e list.	No Ves. District	TVED	When	11/02/23 MM / DD / YYYY 02/12/2018 MM / DD / YYYY		23-42102 18-40300
y bankruptcy cases g or being filed by a ss partner or an e of the debtor? ases. If more than 1, separate list.	Distric	TXEB			Relationship	03/20/24 MM / DD /YYYY
the case filed in <i>this</i> ??	Debtor has immediately district.	had its domicile, p	te of this petition	or for a longer pa	ort of such 180	days than in any other
ne debtor own or have esion of any real ty or personal property eds immediate on?	Why d  It p  Wh  It r  It in  att  ass  Ott  Where	oes the property poses or is alleged nat is the hazard? peeds to be physic ncludes perishable ention (for example sets or other option ner pis the property?	need immediat to pose a threat ally secured or p goods or assets e, livestock, seas ns).  Number	e attention? (Che of imminent and rotected from the s that could quickle conal goods, mea	eck all that applidentifiable ha	py.) Izard to public health or safety.  or lose value without lice, or securities-related  State ZIP Code
	han 2 cases, attach a e list.  y bankruptcy cases g or being filed by a ss partner or an e of the debtor?  ases. If more than 1, separate list.  the case filed in this?  ne debtor own or have sion of any real cy or personal property eds immediate on?	han 2 cases, attach a plist.  District plants are list.  District plants are part or an are of the debtor?  ases. If more than 1, separate list.  Case are debtor own or have sion of any real cy or personal property eds immediate part?  Debtor has immediate plants are part of the pa	han 2 cases, attach a blist.    bankruptcy cases of or being filed by a separtner or an er of the debtor?   Debtor   District   TXEB	han 2 cases, attach a p list.    District   TXEB   When	han 2 cases, attach a bist.    District   TXEB   When   O2/12/2018   O	Abankruptcy cases gor being filed by a ses partner or an of the debtor?  asses, if more than 1, separate list.  Case number, if known  Check all that apply:  Debtor has had its domicile, principal place of business, or principal assets in immediately preceding the date of this petition or for a longer part of such 180 district.  A bankruptcy case concerning debtor's affiliate, general partner, or partnersh with the destination of any real gor personal property deads immediate attention? (Check all that apply)  It poses or is alleged to pose a threat of imminent and identifiable has what is the hazard?  It needs to be physically secured or protected from the weather.  It includes perishable goods or assets that could quickly deteriorate attention (for example, livestock, seasonal goods, meat, dairy, product assets or other options).  Other  Where is the property?  Number Street  Is the property insured?  No  Yes. Insurance agency  Contact name  Phone

Statistical and administrative information

Debtor Remarkable Health	ncare, LLC	Case number (##	(nown)
13. Debtor's estimation of available funds		for distribution to unsecured creditors expenses are paid, no funds will be	s. available for distribution to unsecured creditors.
14. Estimated number of creditors	☐ 1-49 ☐ 50-99 ☐ 100-199 ☐ 200-999	☐ 1,000-5,000 ☐ 5,001-10,000 ☐ 10,001-25,000	☐ 25,001-50,000 ☐ 50,001-100,000 ☐ More than 100,000
15. Estimated assets	\$0-\$50,000 \$50,001-\$100,000 \$100,001-\$500,000 \$500,001-\$1 million	\$1,000,001-\$10 million \$10,000,001-\$50 million \$50,000,001-\$100 million \$100,000,001-\$500 million	\$500,000,001-\$1 billion \$1,000,000,001-\$10 billion \$10,000,000,001-\$50 billion More than \$50 billion
16. Estimated liabilities	\$0-\$50,000 \$50,001-\$100,000 \$100,001-\$500,000 \$500,001-\$1 million	\$1,000,001-\$10 million \$10,000,001-\$50 million \$50,000,001-\$100 million \$100,000,001-\$500 million	□ \$500,000,001-\$1 billion □ \$1,000,000,001-\$10 billion □ \$10,000,000,001-\$50 billion □ More than \$50 billion
Request for Relief, De	claration, and Signatures	S	
		tatement in connection with a bankru 18 U.S.C. §§ 152, 1341, 1519, and	
17. Declaration and signature of authorized representative of debtor	The debtor requests re petition.	lief in accordance with the chapter of	title 11, United States Code, specified in this
	I have been authorized	to file this petition on behalf of the de	ebtor.
	I have examined the integrated correct.	formation in this petition and have a r	reasonable belief that the information is true and
	I declare under penalty of p	perjury that the foregoing is true and c	correct.
	Executed on $\frac{03/20}{MM / DD}$		
	✗ /s/Laurie Beth		urie Beth McPike
	Signature of authorized rep	<del></del>	ed name

# 

ebtor	Name Name	ncare or Seguin, LP	Case number (if known)				
18. Sign	ature of attorney	✗ /s/Liz Boydston	Date 0:	3/20/2024			
		Signature of attorney for debtor	MN	/ / DD / YYYY			
		Liz Boydston					
		Printed name Gutnicki LLP					
		Firm name 10440 N. Central Expressw	ay, Suite 800				
		Number Street  Dallas	TX	75231			
		City	State	ZIP Code			
		469-895-4413	lboyds	ton@gutnicki.com			
		Contact phone	Email add	ress			
		24053684	TX				
		Bar number	State	<del></del>			

# **SCHEDULE 1**

On the date hereof, each of the affiliated entities listed below, including the debtor in this chapter 11 (subchapter V) case (collectively, the "Debtors"), filed a petition in the United States Bankruptcy Court for the Eastern District of Texas for relief under chapter 11-subchapter V of the Bankruptcy Code. Contemporaneously with the filing of their petitions, the Debtors filed a motion requesting that the subchapter V of chapter 11 cases of the entities listed below be consolidated for procedural purposes only and jointly administered pursuant to Rule 1015(b) of the Federal Rules of Bankruptcy Procedure.

Entity Name	EIN
Remarkable Healthcare of Carrollton, LP	46-2265960
Remarkable Healthcare of Dallas, LP	90-0833418
Remarkable Healthcare of Fort Worth	27-4371692
Remarkable Healthcare of Seguin, LP	27-3014566
Remarkable Healthcare, LLC	27-1665142

	С	D	E	F	
1		EXHIBIT K018			
2	Remarkable	e Schedules Recap 2024	0423		
3	Debtor	Secured	Priority	Unsecured	
4					
5	RH - Sched. DEF totals	2,400,000	0	13,596	
6	less disputed				
7	Alleon Capital Partners (disputed)	(2,400,000)			
8	add POCs				
9	POC 1 - Medixcar, LLC			251,925	
10	POC 2 - AmEx			3,047	
11	POC 3 - AmEx			39,944	
12	POC 4 - IRS		26,505	26,505	
13	POC 5 - A Lawn and Landcare			13,650	
14					
15	RH-C - Sched. DEF totals	2,400,000	0	1,175,788	
16	less disputed				
17	Alleon Capital Partners	(2,400,000)			
18	Care Trips LLC			(21,362)	
19	Carrington Coleman			(4,497)	
20	Crown Shields Transport, LLC			(2,512)	
21	Direct Energy Business			(53,029)	
22	Griffin Properties			(363,319)	
23	add POCs				
24	POC 1 - County of Denton	14,485			
25	POC 2 - City of Carrollton	38,481			
26	POC 3 - Lewisville ISD	78,533			
27	POC 4 - Medixcar, LLC			24,089	
28	POC 5 - American express			30,705	
29	POC 6 - More Power Vent Cleaning			1,137	
30	POC 7 - IRS		89,260		
31	POC 8 - Atmos			9,302	
32	KRS Carrolton LLC			934,604	
33					
	RH-D - Sched. DEF totals	2,400,000	0	1,140,358	
35	less disputed				
36	Alleon Capital Partners (disputed)	(2,400,000)			
37	Care Trips LLC			(48,503)	
38	Carrington Coleman			(4,497)	
39	Crown Shields Transport, LLC			(2,719)	
40	Engie Resources			(131,864)	
41	Griffin Properties			(193,335)	
42	Medixcar LLC			(60,246)	
43	add POCs				

	С	D	E	F					
1		EXHIBIT K018							
2	Remarkable Schedules Recap 20240423								
3	Debtor	Secured	Priority	Unsecured					
44	POC 1 - Dallas County	4,267	,						
45	POC 2 - MedixCar LLC			115,319					
46	POC 3 - AmEx			22,465					
47	POC 4 - IRS		106,110						
48	KRS Dallas LLC			807,101					
49									
50	RH-FW - Sched. DEF totals	2,400,000	0	1,251,961					
51	less disputed								
52	Alleon Capital Partners (disputed)	(2,400,000)							
53	Carrington Coleman			(4,997)					
54	Griffin Properties			(246,123)					
55	Medixcar LLC			(56,442)					
56	add POCs								
57	POC 1 - Tarrant County	194,469							
58	POC 2 - MedixCar, LLC			112,517					
59	POC 3 - Stacey Wampler			64,583					
60	POC 4 - IRS		257,542						
61	POC 5 - THHSC	0							
62	KRS Fort Worth LLC			834,513					
63									
64	RH-S - DEF totals	2,400,000	0	743,242					
65	less disputed								
66	Alleon Capital Partners (disputed)	(2,400,000)							
67	Carrington Coleman			(4,497)					
68	Griffin Properties			(190,326)					
69	New Source Medical			(63,267)					
70	add POCs								
71	POC 1 - County of Guadalupe	1,826							
72	POC 2 - AmEx			69,627					
73	POC 3 - IRS		116,157						
74	KRS Seguin LLC			573,693					
_	POC 4 - THHSC	0							
76	add back Griffin totals			993,103					
77	TOTAL BY CATEGORY	332,061	595,573	7,801,242					
78	GRAND TOTAL			8,728,876					

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**EXHIBIT K019** 

## **PROMISSORY NOTE**

Effective Date: May 31, 2019

Makers: Remarkable Healthcare of Carrollton, LP ("RHC");

Remarkable Healthcare of Dallas, LP ("RHD");

Remarkable Healthcare of Fort Worth, LP ("RHFW"); and

Remarkable Healthcare of Seguin, LP ("RHS")

Makers' Mailing Address: c/o Mark A. Castillo

Curtis | Castillo, P.C. 901 Main St., Ste. 6515 Dallas, Texas 75202

Payees: Mustang NH, LLC ("Mustang");

GMP Dallas NH, LLC ("GMP");

WAG Development, Ltd. ("WAG"); and

Guadalupe NH Development, Ltd. ("Guadalupe")

Payees' Mailing Address: c/o J. Seth Moore

Condon Tobin Sladek Thornton, PLLC

8080 Park Ln., Ste. 700 Dallas, Texas 75231

### 1. Agreements of Makers and Payees

RHC promises to pay to the order of Mustang \$551,876.58 (the "RHC Cure Amount"); RHD promises to pay to the order of GMP \$297,438.67 (the "RHD Cure Amount"); RHFW promises to pay to the order of WAG \$378,650.20 (the "RHFW Cure Amount"); and RHS promises to pay to the order of Guadalupe \$292,811.13 (the "RHS Cure Amount" and together with RHC Cure Amount, RHD Cure Amount, and RHFW Cure Amount the "Cure").

In return, Payees agree to accept these payments in full and complete satisfaction of their Cure claims allowed in the bankruptcy cases collectively numbered 18-40295, styled *In the Matter of Remarkable Healthcare of Carrollton, LP, et. al.*, a consolidated, jointly administered Chapter 11 bankruptcy proceeding in the Bankruptcy Court of the Eastern District of Texas, Sherman Division (the "Bankruptcy Case"). Makers are required to pay such cure claims in order to assume the Leases (defined below) under Section 365 of the Bankruptcy Code and Makers' proposed joint Chapter 11 Reorganization Plan.

### 2. <u>Terms of Payment</u>

For value received, Makers each promise to pay their respective obligations described in paragraph 1, *supra*, in consecutive monthly installments over a ten (10) year period which shall begin six (6) months after the Effective Date of this Note. The payments due hereunder shall be considered additional rent due under the Leases (defined below).

### 3. Time and Place for Installment Payments

Any payment made by any Maker under this Promissory Note shall be delivered to Payees at the same time and in the same manner as the rent due to Payees pursuant to i) Lease Agreement by and between Mustang and RHC dated March 13, 2013 (the "RHC Lease"); ii) Lease Agreement by and between GMP and RHD dated March 9, 2012 (the "RHD Lease"); iii) Lease Agreement by and between WAG and RHFW dated December 13, 2010 (the "RHFW Lease") and iv) Lease Agreement by and between Guadalupe and LBJM, LLC dated July 8, 2010 (the "RHS Lease" and together with RHC Lease, RHD Lease, and RHFW Lease, the "Leases"). Payments due hereunder shall be considered additional rent due under the Leases.

### 3. Guaranty

This Promissory Note is secured by the Personal Guaranty attached hereto as Exhibit "1" and which is incorporated herein for all purposes, which Personal Guaranty is meant to acknowledge and confirm the guarantors ongoing guaranty obligations under the Leases and that those guaranty obligations under the Leases apply to the payments due hereunder

### 4. Default/Landlord's Lien

Payments due under this Promissory Note shall be considered additional rent under the Leases and shall be subject to all provisions of the Leases, including but not limited to those provisions governing default and landlord's lien.

### 5. Conditional Effectiveness

In the event Makers' Bankruptcy Court fails to confirm the Makers' proposed joint Chapter 11 Reorganization Plan and such Plan is not made effective, this Promissory Note and all Exhibit(s) herein, including the Personal Guaranty Agreement, are null and void.

Signed and accepted by Makers and Payees on this 10<sup>th</sup> day of May, 2019:

[Signatures to follow]

MAKER: Remarkable Healthcare of Carrollton, LP

Title: Chief Executive Officer Date: May 10, 2019

MAKER: Remarkable Healthcare of Dallas, LP

Signed: Print Name: Daurie Beth McPike

Title: Chief Executive Officer

Date: May 10, 2019

MAKER: Remarkable Healthcare of Fort Worth, LP

Title: Chief Executive Officer

Date: May 10, 2019

MAKER: Remarkable Healthcare of Seguin, LP  Signed: Print Name: Laurie Beth McPike  Title: Chief Executive Officer  Date: May 10, 2019
[Additional signatures to follow]
NOTEHOLDER AND PAYEE: Mustang NH, LLC
Signed: PICK CRIFFIN
Print Name: Rick Griffin
Title: Manager
Date: May 10, 2019
NOTEHOLDER AND PAYEE: GMP Dallas NH, LLC Signed:   CILIFFIN  Signed:   NOTEHOLDER AND PAYEE: GMP Dallas NH, LLC
Print Name: Rick Griffin
Title: Manager
Date: May 10, 2019
NOTEHOLDER AND PAYEE: WAG Development, Ltd.  Signed:
Title: Manager

Date: May 10, 2019

NOTEHOLDER AND PAYEE: Guadalupe NH Development, Ltd.

Signed: Charles

Print Name: Rick Griffin

Title: Manager

Date: May 10, 2019

# EXHIBIT 1 PERSONAL GUARANTY AGREEMENT

THIS GUARANTY (the "<u>Agreement</u>"), the Effective Date of which is May 31, 2019, is between Jon McPike ("<u>J. McPike</u>"), Laurie Beth McPike ("<u>L. McPike</u>") (J. McPike and L. McPike shall hereinafter be collectively referred to as the "<u>Guarantors</u>"), as Guarantors, and the Beneficiaries, who are Mustang NH, LLC ("<u>Mustang</u>"), GMP Dallas NH, LLC ("<u>GMP</u>"), WAG Development, Ltd. ("<u>WAG</u>"), and Guadalupe NH Development, Ltd. ("<u>Guadalupe</u>") (Mustang, GMP, WAG, and Guadalupe shall hereinafter be collectively referred to as the "<u>Beneficiaries</u>").

### Recitals

WHEREAS, Remarkable Healthcare of Carrollton, LP ("RHC"), Remarkable Healthcare of Dallas, LP ("RHD"), Remarkable Healthcare of Fort Worth, LP ("RHFW"), and Remarkable Healthcare of Seguin, LP ("RHS") (RHC, RHD, RHFW, and RHS shall hereinafter be collectively referred to as the "Debtors") are scheduled for confirmation of a proposed Reorganization Plan of the Debtors, the confirmation of which is to be decided at oral hearing on May 13, 2019 in cause number 18-40295, styled *In the Matter of Remarkable Healthcare of Carrollton, LP, et. al.*, a consolidated, jointly administered Chapter 11 bankruptcy proceeding in the Bankruptcy Court of the Eastern District of Texas, Sherman Division (the "Bankruptcy Case").

WHEREAS, the Guarantors have guaranteed the obligations of Makers under the Leases, including the Cure, and are willing to execute this Agreement to confirm their ongoing guaranty obligations under the Leases

## Agreement

NOW, THEREFORE, Guarantors hereby unconditionally, irrevocably, confirm, acknowledge, and restate their guaranty obligations under the Leases and confirm and

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acknowledge that the payment of the Cure under the Promissory Note shall be treated as additional rent due under the Leases to which their ongoing guaranty obligations apply..

FURTHERMORE, in the event the Reorganization Plan is not confirmed in the Bankruptcy Case, this Agreement is null and void.

Signed and accepted by Guarantors and Beneficiaries on this 10<sup>th</sup> day of May, 2019:

[Signatures to follow]

JON MCPIKE
Signed: F. MC/L
Date: May 10, 2019
LAURIE BETH MCPIKE
Signed: Date: May 10, 2019
Mustang NH, LLC  Signed:   ACR ORIFF
Print Name: Rick Griffin
Title:Manager
Date: May 10, 2019
GMP Dallas NH, LLC Signed: ACh ORIFF.~
Print Name: Rick Griffin

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Title: Manager
Date: May 10, 2019
[additional signatures to follow]
WAG Development, Ltd.
Signed: Toke GRIFFIN
Print Name: Rick Griffin
Title: Manager
Date: N 2019
Guadalupe NH Development, Ltd.
Signed: FICK GRIFE. U
Print Name: Rick Griffin

Date: May 10, 2019

Title: Manager

TALLEY J. WILLIAMS
512.404.2234
twilliams@mwswtexas.com

September 6, 2023

**EXHIBIT K020** 

### Via Certified Mail; RRR

Laurie Beth McPike Remarkable Healthcare 904 Emerald Blvd. Southlake, TX 76092

Re: Promissory Note dated May 31, 2019 (the "*Note*"), made by Remarkable Healthcare of Carrollton, LP, Remarkable Healthcare of Fort Worth, LP, Remarkable Healthcare of Dallas, LP, and Remarkable Healthcare of Seguin, LP (collectively, "*RHC*") in favor of Mustang NH, LLC, WAG Development, Ltd., GMP Dallas NH, Ltd., and Guadalupe NH Development, Ltd. (collectively, "*Payee*");

Guaranty dated March 13, 2013 ("*Guaranty*"), by Jon E. McPike, Laurie Beth McPike, and Remarkable Healthcare, LLC (collectively, "*Guarantor*").

### Dear Ms. McPike:

Our firm represents Payee with respect to the Note. This letter is being provided on behalf of Payee to demand that RHC comply with the terms of the Note with regard to payments currently due and owing to Payee thereunder.

### Note

RHC has failed to timely pay its monthly payments due under the Note. Consequently, RHC is in default under the Note. Notwithstanding the provisions of Section 2 of the Note, the Note is hereby accelerated as of the date of this letter. Demand is hereby made that RHC remit the total amount due under the Note to Payee within fifteen (15) days from the date of this letter (the "*Remittance Deadline*"). The current total amount due is \$995,867.80, representing the sum of \$993,103.21 (the combined principal balance due) + \$2,764.59 (late fee of five percent [5%]). If RHC should fail to pay to Payee all such sums in collectible funds on or before the Remittance Deadline, Payee intends to commence the exercise of its rights and remedies under the Note, which include the right to default under the four nursing home leases.

### No Waiver

This letter shall not constitute a waiver or relinquishment of any other rights or remedies that may be available to Payee under the Note, or at law or in equity, all of which are hereby reserved to Payee, nor shall this letter constitute a release or waiver of any of Guarantor's obligations under the Guaranty.

Remarkable Healthcare September 6, 2023 Page 2

If you have any questions with respect to the foregoing, please contact Richard B. Griffin II, at (479) 783-5191 or the undersigned at (512) 404-2234.

Sincerely,

Talley J. Williams

## ACKNOWLEDGED AND AGREED TO:

MUSTANG NH, LLC,

a Texas limited liability company

Bv:

Rick Griffin, Manager

WAG Development, Ltd.,

a Texas limited partnership

By: HC Nursing Home, LLC,

a Texas limited liability company,

its general partner

By:

Rick Griffin, Manager

GMP Dallas NH, Ltd.,

a Texas limited partnership

By: HC Nursing Home, LLC,

a Texas limited liability company,

its general partner

By:

Rick Griffin, Manager

Guadalupe NH Development, Ltd.,

a Texas limited partnership

By: HC Nursing Home, LLC,

a Texas limited liability company,

its general partner

By:

Rick Griffin, Manager

Remarkable Healthcare September 6, 2023 Page 3

With copies via certified mail to Guarantors:

Jon E. McPike Laurie Beth McPike Remarkable Healthcare, LLC

## **EXHIBIT K021 – March 21 wire transfers**

TRC Number	Account	Account T	Account Name	Post Date	Reference	Additiona	Amount	Facility	Description	Туре	Text
-3576	-8753	Checking	REMARKABLE SERVICING	3/21/2024	REMARKABLE HEALTHCARE	1	\$7,099.76	Remarkable HealthCare of Dallas	INCOMING WIRE	Wire	REF# 20240321B6B7261F000559032:
-3576	-8753	Checking	REMARKABLE SERVICING	3/21/2024	REMARKABLE HEALTHCARE	1	\$18,526.60	Remarkable HealthCare of Fort Worth	INCOMING WIRE	Wire	REF# 20240321B6B7261F000567032
-3576	-8753	Checking	REMARKABLE SERVICING	3/21/2024	REMARKABLE HEALTHCARE	1	\$36,371.76	Remarkable HealthCare of Seguin	INCOMING WIRE	Wire	REF# 20240321B6B7261F000564032:
-3576	-8753	Checking	REMARKABLE SERVICING	3/21/2024	REMARKABLE HEALTHCARE	1	\$58,187.36	Remarkable HealthCare of Carrolton	INCOMING WIRE	Wire	REF# 20240321B6B7261F000558032:
-3576	-8753	Checking	REMARKABLE SERVICING	3/21/2024	Remarkable Healthcar	1	(\$7,099.76)		OUTGOING WIRE	Wire	REF# 20240321B6B7261F003348TO:
-3576	-8753	Checking	REMARKABLE SERVICING	3/21/2024	Remarkable Healthcar	1	(\$18,526.60)		<b>OUTGOING WIRE</b>	Wire	REF# 20240321B6B7261F003354TO:
-3576	-8753	Checking	REMARKABLE SERVICING	3/21/2024	Remarkable Healthcar	1	(\$36,371.76)		OUTGOING WIRE	Wire	REF# 20240321B6B7261F003349TO:
-3576	-8753	Checking	REMARKABLE SERVICING	3/21/2024	Remarkable Healthcar	1	(\$58,187.36)		<b>OUTGOING WIRE</b>	Wire	REF# 20240321B6B7261F003353TO: